

AGENDA

TUSAYAN PLANNING AND ZONING COMMISSION

PURSUANT TO A.R.S. § 38-431.02 & §38-431.03

Tuesday, February 26, 2013 @ 6:00pm

TUSAYAN TOWN HALL BUILDING

845 Mustang Drive, Tusayan Arizona

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Tusayan Planning and Zoning Commission and to the general public that the commission will hold a meeting open to the public on Tuesday, February 26, 2013 at the Tusayan Town Hall Building. The commission may change, in its discussion, the order in which any agenda items are discussed during the course of the meeting.

Persons with a disability may request a reasonable accommodation by contacting Town Manager (928) 638-9909 as soon as possible.

As a reminder, if you are carrying a cell phone, electronic pager, computer, two-way radio, or other sound device, we ask that you silence it at this time to minimize disruption of today's meeting.

PLANNING AND ZONING COMMISSION AGENDA

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. ROLL CALL

CHAIR GOSSARD

COMMISSIONER ANGAT

COMMISSIONER COOK

COMMISSIONER HEARNE

COMMISSIONER SANDERSON

3. CONSENT AGENDA

Approval of the Minutes of the Public Hearing and Regular Meeting held on 8/28/12 and the Regular Meeting held on 10/23/12

4. CALL TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Members of the public may address the Commission on items not on the printed agenda. The Commission may not discuss, consider or act upon any matter raised during public comment. Comments will be limited to three minutes per person.

5. ACTION ITEMS

A. Consideration and possible action on an application from the National Geographic Visitors Center and Robb Baldosky for a Temporary Use Permit for banner signs in the CG-10,000 Zoning District, TUP 2013-01; Assessor's Parcel No. 502-17-012-E

B. Consideration and possible action on an application from the National Geographic Visitors Center and Robb Baldosky for Design Review and approval of 3 permanent signs in the CG10,000 Zoning District, DR2013-01; Assessor's Parcel No. 502-17-012-E

C. Consideration and possible action on an application from Loven Contracting, Inc. and Jason Thibedeau on behalf of the Grand Canyon Squire Inn for Design Review and approval of 2 external elevators in the CH-10,000 Zoning District, DR2013-02; Assessor's Parcel No. 502-17-008-A

6. FUTURE AGENDA ITEMS

7. MOTION TO ADJOURN

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at the General Store in Tusayan, Arizona on this 21st day of February, 2013 at _____ pm in accordance with the statement filed by the Tusayan Town Council.

DATED this 21st day of February, 2013

Signature of person posting the agenda

ITEM NO. 3

TUSAYAN PLANNING AND ZONING COMMISSION

PURSUANT TO A.R.S. § 38-431.02 & §38-431.03
Tuesday, August 28, 2012 @ 6:00 P.M.
TUSAYAN TOWN HALL
845 Mustang Drive, Tusayan, Arizona

**PLANNING AND ZONING COMMISSION PUBLIC HEARING
AND REGULAR MEETING SUMMARIZED MINUTES**

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Gossard called the meeting to order at 6:06 p.m.

2. ROLL CALL

On roll call, the following were present:

CHAIR ROBERT GOSSARD	VICE CHAIR BETH HEARNE
COMMISSIONER SANDI ANGAT	COUNCILMEMBER CRAIG SANDERSON
COMMISSIONER CLAYANN COOK	

Also present were:

Tami Ryall, Interim Town Manager
Richard Turner, Professional Planner
Laura Matthews, Interim Town Clerk

Councilmember Craig Sanderson made a motion to open the Public Hearing. The motion was seconded by Vice Chair Beth Hearne and it passed on unanimous vote.

3. PUBLIC HEARING

- A. Public Hearing on comprehensive revisions to the Town of Tusayan Zoning Ordinance. Case No. ZOA2012-01 (Ordinance No. 2012-04).**
- B. Public Hearing on deleting Design Review Overlay Zoning. Case No. ZOA2012-02 (Ordinance No. 2012-05).**

Richard Turner, led the discussion using his staff report dated 8/28/12. He stated that he used the Coconino County Code as a template and changed all language referring to County Manager, County Attorney, etc. throughout the document to their Town of Tusayan counterparts.

Carolyn Oberholtzer with Rose Law Group, representing Red Feather Properties Limited Partnership, discussed a letter she sent to the Commission on August 23, 2012 outlining their concerns regarding a new zoning code. See attached letter.

The Commission discussed minor corrections and changes to the draft code. They will be incorporated into the next version.

Chair Gossard asked for the commission to consider Carolyn Oberholtzer's letter. Interim Town Manager Ryall and Planner Richard Turner will review all suggestions in her letter and give the commission recommendations.

4. MOTION TO CONTINUE THE PUBLIC HEARING AND MOVE TO EXECUTIVE SESSION

At 7:58pm Commissioner Clayann Cook moved to continue the public hearing to September 25, 2012 and move the Commission to Executive Session to consult with legal counsel regarding the Public Hearing. The motion was seconded by Commissioner Beth Hearne and it passed unanimously.

The Commission, Richard Turner, Manager Tami Ryall, Clerk Laura Matthews, and Attorney Bill Sims (via phone) entered Executive Session.

Commissioner Beth Hearne made a motion to adjourn the Executive Session at 8:43pm. The motion was seconded by Commissioner Sandi Angat and passed on unanimous vote.

PLANNING AND ZONING COMMISSION
REGULAR MEETING

1. THE COMMISSION RECONVENED IN A REGULAR MEETING AT 8:48PM

2. CALL TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA

None

3. CONSENT AGENDA

A. Consideration and possible approval of minutes of June 26, 2012

Commissioner Angat made a motion to approve the Consent Agenda. Commissioner Hearne seconded the motion and it passed on unanimous vote.

4. ACTION ITEMS

A. Consideration and possible action on comprehensive revisions to the Town of Tusayan Zoning Ordinance. Case No. ZOA2012-01 (Ordinance No. 2012-04)

Commissioner Hearne made a motion to continue Action Item 5.A. to the meeting scheduled on September 25, 2012. Commissioner Angat seconded the motion and it passed on unanimous vote.

B. Consideration and possible action on deleting Design Review Overlay Zoning. Case No. ZOA2012-02 (Ordinance No. 2012-05)

Commissioner Hearne made a motion to continue Action Item 5.B. to the meeting scheduled on September 25, 2012. Councilmember Sanderson seconded the motion and it passed on unanimous vote.

5. PLANNING AND ZONING OVERVIEW PRESENTATION

Item 6 will be moved to the meeting scheduled on September 25, 2012.

6. FUTURE AGENDA ITEMS

Item 7 will be moved to the meeting scheduled on September 25, 2012.

7. MOTION TO ADJOURN

Commissioner Hearne made a motion to adjourn the meeting. Commissioner Angat seconded the motion and it passed on unanimous vote.

CHAIR ROBERT GOSSARD Date

ATTEST:

TOWN CLERK

CERTIFICATION

State of Arizona)
) ss.
Coconino County)

I, Melissa Malone, do hereby certify that I am the Town Clerk of the Town of Tusayan, County of Coconino, State of Arizona, and that the above minutes are a true and correct summary of the meeting of the Planning and Zoning Commission of the Town of Tusayan held on August 28, 2012. I further certify that the meeting was duly called and held, and that a quorum was present.

DATED this 16th day of January, 2012.

TOWN CLERK

TUSAYAN PLANNING AND ZONING COMMISSION

PURSUANT TO A.R.S. § 38-431.02 & §38-431.03

Tuesday, October 23, 2012 @ 6:00 P.M.

TUSAYAN TOWN HALL

845 Mustang Drive, Tusayan, Arizona

**PLANNING AND ZONING COMMISSION PUBLIC HEARING
AND REGULAR MEETING SUMMARIZED MINUTES**

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Gossard called the meeting to order at 6:05 p.m.

2. ROLL CALL

On roll call, the following were present:

**CHAIR ROBERT GOSSARD
VICE CHAIR BETH HEARNE
COMMISSIONER SANDI ANGAT - excused
COMMISSIONER CLAYANN COOK
COUNCILMEMBER CRAIG SANDERSON**

Also present were:

Tami Ryall, Interim Town Manager
Melissa Malone, Town Clerk

3. CALL TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA

None

4. CONSENT AGENDA

A. Consideration and possible approval of minutes of June 26, 2012

Commissioner Hearne made a motion to approve the Consent Agenda. Commissioner Cook seconded the motion and it passed on unanimous vote.

5. ACTION ITEMS

None

6. DISCUSSION ITEMS

Process for the upcoming General Plan

Interim Town Manager Ryall gave an overview of the General Plan development process:

- Public Participation Plan
 - Arizona Revised Statutes require the adoption of a Public Participation Plan (PPP) as an initial step in the General Plan process
 - The proposed PPP encompasses all of the key features required by state law
 - One key aspect of the PPP is the creation of a web page for the General Plan. The web page will allow residents to view the schedule for upcoming plan meetings, see plan drafts, and provide comment.
- General Plan Review Committee
 - The General Plan Review Committee (GPRC) would consist of residents appointed by the Town Council to assist in the review of the draft components of the plan
 - A GPRC helps to ensure that a broad perspective on issues is included in the process.
 - One member of the Planning and Zoning Commission may serve on this committee.
 - All meetings of the committee would be subject to the requirements of the open meeting law
- Research
 - Review of various approved planning documents and a literature survey of all adjacent/overlapping governmental agencies & available GIS information
- Initial Issue Identification
 - Collect existing information, conduct stakeholder interviews, hold a public open house, etc.
- Plan Elements
 - Land Use Element (mandated)
 - (Transportation and Circulation Element (mandated)
 - Open Space and Recreation Element
 - Growth Areas Element
 - Public Services and Facilities Element
 - Housing Element
 - History
 - Plan Implementation and Amendment
 - Base Mapping
- Timeline
 - Month One
 - Discuss/approve Public Participation Plan
 - Appoint General Plan Review Committee
 - Research planning documents, site visits
 - Develop/refine Stakeholder interview questions
 - Design and post web page
 - Meet with GPRC
 - Begin stakeholder interviews
 - Month Two
 - Finish stakeholder interviews
 - Host an open house meeting
 - Meet with GPRC
 - Begin drafting Plan, including trail concepts
 - Begin drafting goals, objectives and policies
 - Month Three
 - Finish Plan draft

- Meet with GPRC
- Month Four
 - Host second open housing meeting
 - Circulate draft Plan for required review
 - Schedule a Planning & Zoning Commission workshop
 - Revise draft Plan based on feedback/input
 - Schedule a Town Council workshop
 - Revise draft Plan based on feedback/input
- Month Five
 - Notice for Planning & Zoning Commission Public Hearing
 - Conduct Planning & Zoning Commission Public Hearing
- Month Six
 - Notice for Town Council Public Hearing
 - Conduct Town Council Public Hearing
 - Final format and review of the General Plan

7. FUTURE AGENDA ITEMS

None

8. MOTION TO ADJOURN

Commissioner Cook made a motion to adjourn the meeting. Commissioner Hearne seconded the motion and it passed on unanimous vote.

CHAIR ROBERT GOSSARD **Date**

ATTEST:

TOWN CLERK

CERTIFICATION

State of Arizona)
) ss.
Coconino County)

I, Melissa Malone, do hereby certify that I am the Town Clerk of the Town of Tusayan, County of Coconino, State of Arizona, and that the above minutes are a true and correct summary of the meeting of the Planning and Zoning Commission of the Town of Tusayan held on October 23, 2012. I further certify that the meeting was duly called and held, and that a quorum was present.

DATED this 16th day of January, 2013.

TOWN CLERK

ITEM NO. 5A

TOWN OF TUSAYAN STAFF REPORT

Date: February 26, 2013

To: Tusayan Planning and Zoning Commission

From: Richard Turner, AICP, Contract Planner

Subject: Temporary Use Permit No. TUP2013-01, Banner Signs at National Geographic Visitors Center

ISSUE: This is a request by the National Geographic Visitors Center and Robb Baldosky for approval of a temporary use permit for two temporary banner signs at the National Geographic Visitors Center.

BACKGROUND: The application and supporting documentation are included with this report. The request is for the continued use of two banner signs for 60 days or until permanent signage is installed. The first banner sign is located on one face of an existing free standing sign (as shown on exhibit "A", Photo No. 2). The second banner sign is a wall sign which would be located on the south side of the building (exhibit "B").

This is the first of two related items on this agenda regarding the applicant's proposal. The next item is a request for design review approval of the permanent signage for this business, DR2013-01.

On June 26, 2012, the Planning and Zoning Commission approved a temporary use permit (TUP) TUP2012-03 for the two existing banner signs on this site. One of the conditions of approval stated that the TUP would expire in 90 days, or on October 9, 2012. Consequently, the approval for the existing banners has expired and this new application is required.

Section 14.1.N of the Zoning Ordinance allows temporary banner signs not permitted elsewhere in the Ordinance by temporary use permit for 60 days.

ANALYSIS: According to the applicant, the two banner signs, both of which exist on the site, will be removed when the permanent signage is ready to be installed. Staff has recommended approval of the permanent signage for this business (see the staff report for DR2013-01, the next item on this agenda). If for any reason, the permanent signage cannot be ready for installation, this permit will expire 60 days from the date of approval, or on April 27, 2013 and the banner signs must be removed at that time.

The banner sign located on one face of the existing free standing sign is acceptable with regard to the sign regulations. The banner located on the side of the building is 150 square feet in size, which is the maximum allowed sign area under the newly revised sign regulations.

Staff has determined that as a temporary use, the banner signs would not be subject to a formal DRO approval process. That being the case, staff believes that the colors used for the banner signs are not inconsistent with the design review standards and guidelines in the Zoning Ordinance.

RECOMMENDATION:

It is recommended that this application, TUP2013-01, a request to permit two temporary banner signs in the CG-10,000 Zoning District be approved subject to the following requirements and conditions:

- a. Development in accordance with the application for TUP2013-01 which includes Exhibits A and B. c.**
- b. The temporary use permit shall expire in 60 days or on April 27, 2013.**
- c. The property owner shall be responsible for maintaining the banner signs in good condition and shall promptly replace or repair any damaged sign.**

Attachments: Application and Exhibits A and B

TOWN OF TUSAYAN

Contact information
Willdan Engineering

P (602) 395-7532
F (602) 870-7601

E (richard.turner@cox.net)
(rbrooks@willdan.com, lstump@willdan.com)

TEMPORARY USE PERMIT APPLICATION

APPLICANT

Name National Geographic Visitors Center

Mailing Address PO Box 3309, 450 State Rt 64
Grand Canyon, AZ 86023

Contact Person Robb Baldosky

Phone 928-607-4597 Fax 928-638-2807

Email Robb@robbcousa.com

PROPERTY INFORMATION

Assessor's Parcel # 502-17-012-E

Subdivision 502

Unit # 17 Lot # 12E

Address/Location 450 State Rt 64
Grand Canyon, AZ 86023

Zoning CG10000

Existing Land Use Commercial

Lot Size 126565.00

TEMPORARY USE PERMIT REQUEST

Please provide a detailed description of the request, including proposed dates and times of operation.

National Geographic Visitors Center is requesting
an extension of the current TUP2012-03 for two
banner signs at the IMAX theater for a period of
60 days or until our permanent signs are approved.
A design review application is being submitted
to get the permanent signs approved for install.
If permanent signs are approved prior to the 60
day extension expiration, the signs will be installed

SUBMITTAL CHECKLIST

N/A ~~\$40~~ non-refundable filing fee.

A \$100 fee is required for requests necessitating a hearing before the Planning and Zoning Commission.

Two copies of the proposed site plan—*scaled and adequately dimensioned*—detailing property boundaries; existing improvements and uses; proposed improvements and uses; method of sewage disposal; and any proposed signs.

CERTIFICATION & SIGNATURE

Submittal of this application constitutes consent of the applicant in granting the Department of Community Development access to the subject property during the course of project review. No further consent or notice shall be required.

I hereby certify that the information in this application is correct and agree to abide by the regulations of this jurisdiction.

Signature of Applicant

[Signature] Date 1/15/13

Signature of Property Owner (if not the applicant)

_____ Date _____

OFFICE USE ONLY

Received By [Signature] Date 1/15/13

Receipt # _____ Fee \$ 100.00

Case # TUP 2013-01

Related Cases TUP 2012-03 + DR 2013-01

DIRECTOR ACTION

Approved with Conditions (see attachments) Denied

Action By _____ Date _____

Expiration _____

TUP 2013-01

NATIONAL GEOGRAPHIC VISITORS CENTER

Banners

Exhibit "A"

Photo #1



Photo #2



Exhibit "B"

Photo South Wall Banner



ITEM NO. 5B

TOWN OF TUSAYAN STAFF REPORT

Date: February 26, 2013
To: Tusayan Planning and Zoning Commission
From: Richard Turner, AICP, Contract Planner
Subject: Design Review No. DR2013-01, Permanent Signage at National Geographic Visitors Center

ISSUE: This is a request by the National Geographic Visitors Center and Robb Baldosky for design review approval of three permanent signs for the National Geographic Visitors Center.

BACKGROUND: The application and supporting documentation are included with this report.

The property in question is located at 450 Highway 64 in Tusayan. The property has been developed with a large theater building that also contains a restaurant, tour businesses and a Park Ranger. The proposed replacement signage is for the theater and the pizza restaurant.

The preceding item on this agenda is a request to approve a temporary use permit for 2 existing banner signs at this same location. Staff has recommended approval of that request. Two of the proposed permanent signs are intended to replace existing banner signs. The third sign, for the pizza restaurant, will also replace an existing sign.

ANALYSIS: The south facing wall sign will be 150 square feet. The free standing sign will be 100 square feet. The new pizza restaurant sign will be 27.5 square feet. The proposed new permanent signage meets the requirements of the sign regulations.

Section 13.10 of the Zoning Ordinance, Design Review Overlay Zone includes provisions that guide the review of applications for new signage.

All new signage is reviewed against the design review standards and guidelines which includes the following:

“ Signs with highly reflective surfaces or bright metal shall not be permitted.”

“ Signs shall utilize and emphasize the same materials specified in these design standards and guidelines for buildings. Signs and the color of signs shall be compatible and consistent with the architectural style of the building or portion thereof to which it relates.”

The design review section on materials and color states that earthtone colors are highly desirable.

“Various shades of browns and tans, subtle greens as well as sandstone and limestone are encouraged. Bright colors such as oranges, limes aqua blue, and white, which call undue attention to the buildings, are discouraged.”

Proposed colors and the way they are used would appear to satisfy the stated criteria. Black will be used for background and lettering. A muted red will be used for background. Lettering will be soft yellow and white. Yellow is also used as a background color in one instance. The colors of the proposed signs are compatible with the site development and that of the existing building.

Signage is also reviewed against the lighting regulations, Chapter 17 of the Zoning Ordinance. The proposed signs will be internally illuminated. The regulation on internally illuminate signage, illumination of copy and background, states as follows:

“The sign face of an outdoor internally illuminated advertising sign must be composed of illuminated text and symbols against an opaque (not illuminated) background. The colors of these elements are not restricted.”

In two of the signs the illuminated background is a dark color, which staff believes satisfies the intent of the “dark skies” regulation. However, the south facing wall sign includes a panel with a yellow background which would not meet the intent of the regulation and should be changed. The background for this panel should be either opaque or a darker color (which would mean that the lettering would probably also have to change to provide contrast).

RECOMMENDATION:

It is recommended that this application, DR2013-01, a design review application for three permanent signs in the CG-10,000 Zoning District be approved subject to the following requirements and conditions:

- a. Development in accordance with the application for DR2013-01 and attachments which provide details on sign locations, sizes and colors.**
- b. The property owner shall be responsible for maintaining the signs in good condition and shall promptly replace or repair any damaged sign.**
- c. The internally illuminated sign with the yellow background shall be changed to have 1) a non illuminated opaque background or 2) an internally illuminated dark color background. If the second option is chosen, lettering may also be changed to contrast with the new background. Staff shall administratively approve the final design of this sign prior to its installation.**

Attachments: Application with attachments

TOWN OF TUSAYAN

Contact information
Willdan Engineering

P (480) 766-9567
F (602) 870-7601

E (rturmer@willdan.com)
(rbrooks@willdan.com)

DESIGN REVIEW APPLICATION

APPLICANT

Name National Geographic Visitors Center

Mailing Address PO Box 3309, 450 State Rt 64
Grand Canyon, AZ 86023

Contact Person Robb Baldosky

Phone 928-607-4597 Fax 928-638-2807

Email Robb@robbcousa.com

PROPERTY INFORMATION

Assessor's Parcel # 502-17-012-E

Subdivision 502

Unit # 17 Lot # 12E

Address/Location 450 State Rt 64
Grand Canyon, AZ 86023

Zoning CG10000

Existing Land Use Commercial

Lot Size 126565.00

DESIGN REVIEW REQUEST

Please provide a detailed description of the proposed development.

The National Geographic Visitors Center
would request to replace three existing signs
on the property, with 3 new signs as detailed
on the attached plan sheets.

Currently, the front pylon sign and the building
signs are temporary banners under a TUP. These
will be permanent signs.

SUBMITTAL CHECKLIST:

1. \$400 non-refundable filing fee.
2. Pre-application meeting with Town Planner
3. Electronic copies of site plan, landscape plan, architectural drawings, sign plan, lighting plan and grading and drainage plans.

CERTIFICATION & SIGNATURE

Submittal of this application constitutes consent of the applicant in granting the Department of Community Development access to the subject property during the course of project review. No further consent or notice shall be required.

I hereby certify that the information in this application is correct and agree to abide by the regulations of this jurisdiction.

Signature of Applicant

Rosemer Date 1/4/13

Signature of Property Owner (if not the applicant)

_____ Date _____

OFFICE USE ONLY

Received By _____ Date _____

Receipt # _____ Fee _____

Case # _____

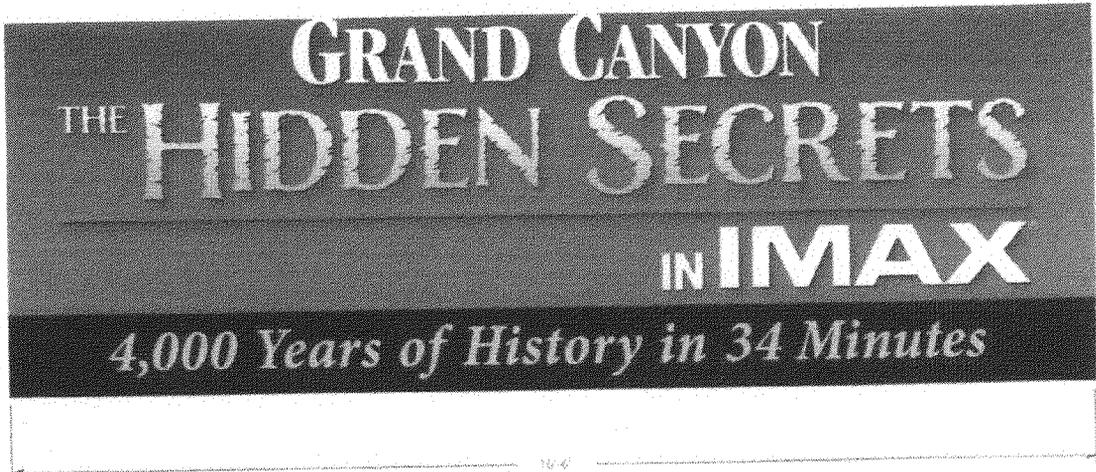
Related Cases _____

PLANNING & ZONING COMMISSION ACTION

Approved with Conditions (see attachments) Denied

Action By _____ Date _____

Expiration _____



Qty: (2) clear polycarbonate (Lexan) sign faces printed with 3M translucent vinyl graphic (same graphic on both sides of monument sign). Old sign faces will be removed and disposed of.

* This is a preliminary drawing for reference only, this is not the final drawing.
 * Official drawings provided for approval prior to fabrication. Sign per provided layout from McElfresh Advertising.

SCALE: 1/2" = 1'-0"

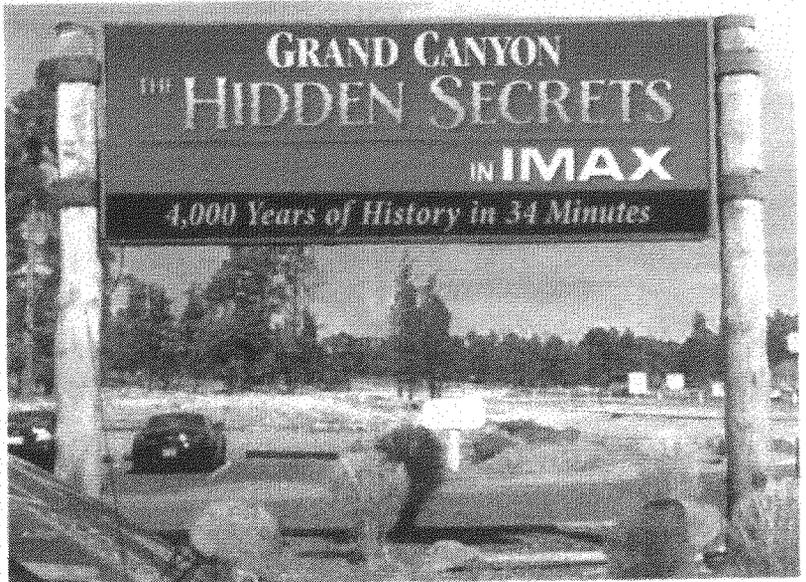
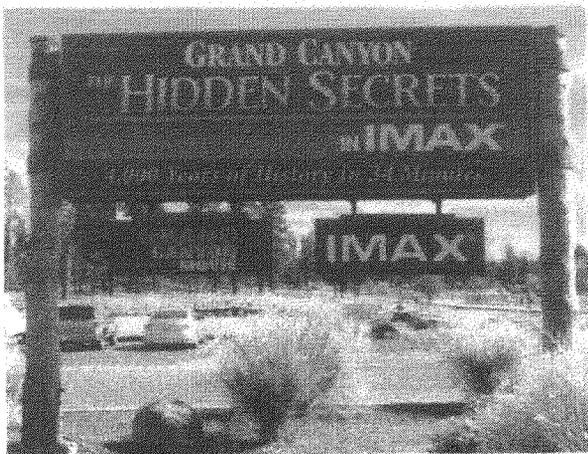
page 1/1 Date: 12-18-12 National Geographic Visitor Center Property Signage - NEW LEXAN PANELS FOR EXISTING MONUMENT SIGN Grand Canyon, Arizona

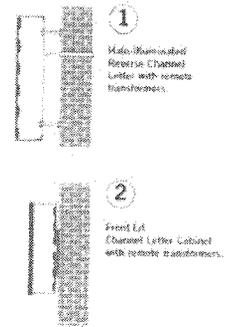
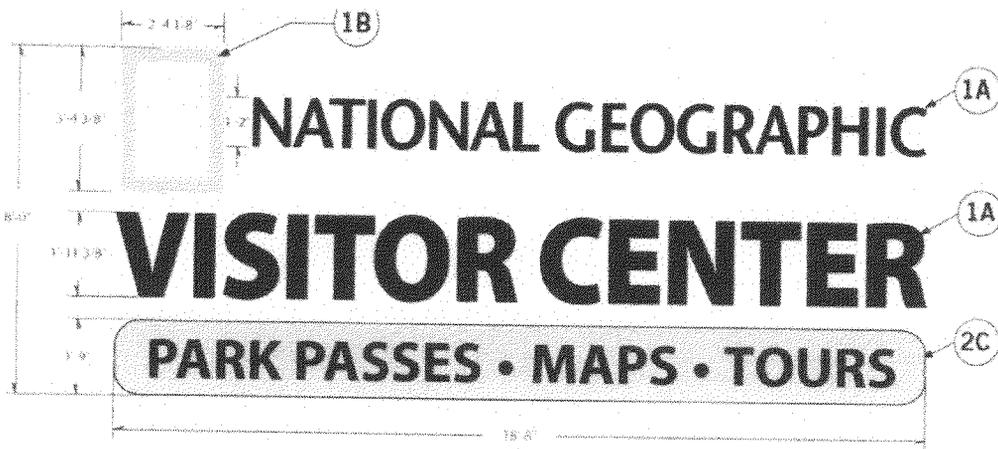


*SIGN LOCATION TO REMAIN THE SAME
 ONLY PANELS WILL CHANGE
 ILLUMINATION IS FROM WITHIN
 SIGN, NOT EXTERIOR*

Proposed 100 sq. ft. monument sign without danglers
 (2-sided sign with same image on both sides)

Existing 100 sq. ft. monument sign with danglers





Qty. (1) Set of Halo-Illuminated Reverse Channel Letters and Front-Lit Channel Letter Cabinet with standard remote wiring behind wall.

- This is a preliminary drawing for reference only, this is not the final drawing.
- Scaffolding must be provided and in place on the inside for behind the wall wiring prior to NOAZ arriving for installation.
- NOAZ to connect to existing or provided power.
- Official drawings provided for approval prior to fabrication. Sign per provided layout from McElfresh Advertising.



SIGN AREA
149.35 sq.ft.

- A** Painted Black
- B** Painted Yellow to match 2M treatment Golden Yellow 3630-125
- C** Standard Black Fabric, Standard Black Triscap and 3M Golden Yellow 9520-125 and 3M Black 7725-12 surface applied vinyl graphics

SCALE: 1/2" = 1'-0"

page: 1
1

National Geographic Visitor Center Building Signage - SOUTH ELEVATION
Grand Canyon, Arizona

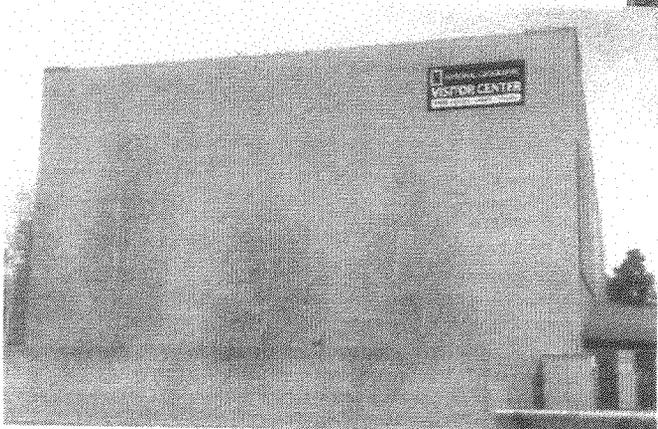
job: L2-7556
date: 03/22/12
rev: 04/23/12
rev: 12/18/12
drawn by: PK



Proposed 150 sq. ft. permanent sign



Existing 75 sq. ft. temporary framed banner





CORPORATE HEADQUARTERS
 107 West 34th Street, Suite 200, New York, NY 10018
 Phone: (212) 693-4666 • Fax: (212) 693-4667 • www.aliasfabrik.com

NORTHEAST DIVISION
 1000 West 12th Street, Suite 100, Grand Canyon, AZ 86001
 Phone: (928) 234-2222 • Fax: (928) 234-2223 • www.aliasfabrik.com

The design engineering is in accordance with the International Building Code and all applicable codes and regulations. All work shall be in accordance with the International Building Code and all applicable codes and regulations.

Drawing No. 31147-1
 Sheet No. (1) OF (2)
 Date 11/16/2012
 Plot P18 | Pizza Hut | Arizona
 Drawn By G. Easley
 Scale B. Rodgers
 Author A. Shuman
 Revision 1
 Revision 2
 Revision 3



Approved by: _____
 Date: _____

APPROVED AS SHOWN
 APPROVED AS NOTED
 CORRECT & RESUBMIT

442

APPROVED
 By Sherman St. Clair at 10:50 AM, Nov 28, 2012
 Expires one year from approval



PROPOSED EXTERIOR LETTERSET & BACKER PANEL | 3/4" = 1'-0"

SQUARE FOOTAGE:

Existing = 4.0' x 11.0' = 44.0' Total
 Proposed = 2.5' x 11.0' = 27.5' Total

SCOPE OF WORK:

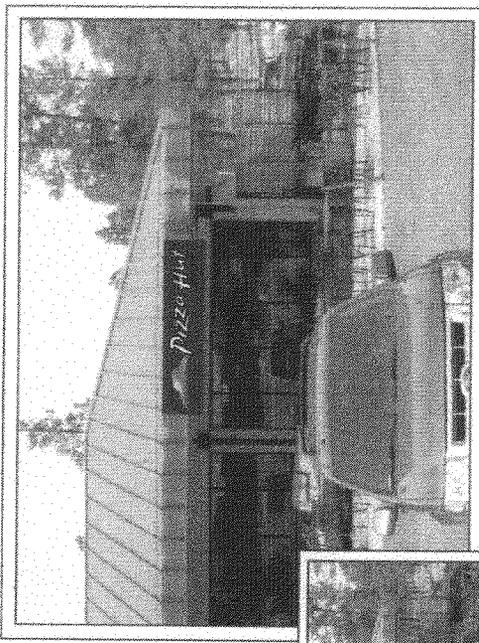
Fabricate new single faced backer panel with letterset as shown.

DESCRIPTION:

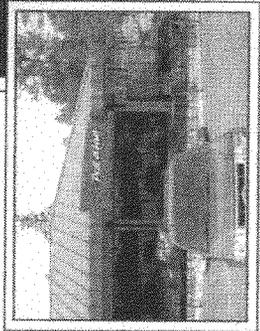
1. Backer panel constructed of hollow formed aluminum with weatherproof slope to type back.
2. Power supplies and air electrical contained within backer panel.
3. Pizza Hut structural formed dimensional letterset and Hut logo will be 3" deep letters with aluminum backs and letters.
4. Pizza Hut faces will be 3/16" 7328 LD acrylic.
5. Hut faces will be 3/16" 2247 LD acrylic.
6. Faces secured with 1" slotted term cap retainer.
7. Express that will be 1/4" aluminum plate pin mounted flush to backer panel.

COLOR SCHEDULE:

- Backer Panel = Per Finished PMS 485 Red On White Aluminum
- Hut Cup = Match PMS 185 Red
- Pizza Hut Faces = 7328 LD White Acrylic
- Express Backer = Standard Black
- Express Hut = Match PMS 123 Yellow
- Hut Faces = 2447 LD White With Digital Print Graphic
- Backer Panel = Sherman Wilkins 7058 Iron Ore



EXISTING CONDITIONS | NTS



PROPOSED COMPOSITE | NTS

ITEM NO. 5C

TOWN OF TUSAYAN STAFF REPORT

Date: February 26, 2013
To: Tusayan Planning and Zoning Commission
From: Richard Turner, AICP, Contract Planner
Subject: Design Review No. DR2013-02, Squire Inn - External Elevators

ISSUE: This is a request by Jason Thibedeau of Loven Contracting on behalf of Squire Motor Inns for design review approval of two external elevators for two existing buildings at the Grand Canyon Squire Inn.

BACKGROUND: The application and supporting documentation are included with this report.

The property in question is located at 74 Highway 64 in Tusayan. The property has been developed with a 250 room, multi story, multi building hotel/motel on 11.86 acres. The proposed external elevators will provide additional access to the second floor on two of the satellite buildings.

ANALYSIS: The proposed construction does not appear to be highly significant in terms of the overall development of the site, but it does meet the criteria established in the Zoning Ordinance for design review. The footprint of the elevators will increase the size of the building which is one of the criteria that defines a substantial change.

The purpose for adding the two external elevators is to provide additional access to the second floor of these buildings and in doing so, comply with ADA requirements. The external surface of the proposed construction will consist of slump block that will match the existing surface of the buildings. The type and color of other building materials will match existing building material, which complies with the design standards and guidelines in Section 13.10-3 of the Zoning Ordinance. An access ramp will be added near the new elevator at building 3000.

RECOMMENDATION:

It is recommended that this application, DR2013-02, a design review application to permit two external elevators at the Squire Inn in the CH-10,000 Zoning District be approved subject to development in accordance with the application for DR2013-02 and attachments which provide details on the type and location of the construction and the materials that will be used.

Attachments: Application with attachments

Town of Tusayan
Design Review Overlay Application

Contact Information
Willdan Engineering 1440 East Missouri Avenue Ste. C-170
Phoenix, Arizona 85014
Phone (602)395-7531 - Fax (602) 870-7601
ganderson@willdan.com

APPLICANT

Name Loven Contracting, Inc.
Mailing Address 1100 South Pinnacle Street
Flagstaff, AZ 86001
Contact Person Jason Thibedeau
Phone 928.774.9040 Fax 928.268.3463
Email jasont@lovencontracting.com

PROPERTY INFORMATION

Assessor's Parcel # 50217008 A
Subdivision HES
Unit # _____ Lot # 401
Address/Location 124 Squire Lane
Grand Canyon, AZ 86023
Existing Zoning Commercial
Existing Land Use Hotel
Proposed Land Use Hotel
Lot Size 11.86 Acres

OFFICE USE ONLY

Received By: _____ Date: _____
Receipt #: _____ Fee: _____
Case #: _____
Related Cases: _____

SUBMITTAL CHECKLIST

- \$400 non-refundable filing fee.
The purpose of this fee is to pay for legal noticing and application processing.
- Pre-application meeting with a staff planner of the Town of Tusayan.
Date met with staff for pre-application see attached note
- A *typewritten* list of names and addresses of all property owners within 300 feet of subject property.
- Fifteen copies of each of the following plans and drawings: *(See reverse for detailed requirements)*
- | | |
|---|---|
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Signage Plan |
| <input type="checkbox"/> Landscape Plan | <input type="checkbox"/> Lighting Plan |
| <input type="checkbox"/> Architectural Drawings | <input type="checkbox"/> Grading and Drainage Plans |
- All materials must be folded to fit in a legal-size file (8"x14) and labeled so that the applicant's name and project location are visible.

CERTIFICATION & SIGNATURE

Submission of this application constitutes consent of the applicant in granting the City of Tusayan access to the subject property during the course of project review.
No further consent or notice shall be required.

I hereby certify that the information in this application is correct and agree to abide by the regulations of this jurisdiction.

Signature of Applicant Property Owner
Keith Foster Date 2-5-13

Signature of ~~Property Owner~~ (if not the applicant)

Date 2.5.13

COMMISSION ACTION

___ Approved with Conditions *(see attachments)*

___ Denied

Resolution #: _____ Date: _____

BOARD ACTION

___ Approved with Conditions *(see attachments)*

___ Denied

Resolution #: _____ Date: _____

DR 2013 - 02

LOVEN CONTRACTING INC.

1100 South Pinnacle Street • Flagstaff, Arizona 86001 • Phone 928.774.9040 • Fax 928.774.8225 • Email: info@lovencontracting.com • ROC114019, Com • ROC069567, Res



February 11, 2013

Mr. Richard Turner

Loven Contracting, Inc is the Design-Builder for the design and construction of two masonry elevator shafts for two new elevators with associated machine rooms at Building 2000 and 3000 as well as site improvements at Building 3000 to accommodate ADA access to existing sidewalks. The scope of work is as follows:

1. (2) New 2 stop elevators at two locations as noted above. The elevators shafts and machine rooms will be constructed of slump block to match existing structure. The machine room roof will be a standing seam copper colored roof to match existing. The shaft roofs will be a built-up asphaltic flat roof with masonry parapets.
2. At Building 3000, the existing slump block planter walls will be demolished and a new concrete handicap ramp will be installed for ADA access to existing sidewalks below. A new masonry retaining wall with metal handrail and concrete valley gutter will be installed to mitigate drainage in the parking lot.

Sincerely,

Jason Thibedeau
Project Manager/Estimator
Loven Contracting, Inc.

ACCEPTED BY:

Authorizing Signature

Date

Project Team

Architect
 Shapes & Forms Architects, Inc.
 1823 West Heavenly Court
 Flagstaff, AZ 86001
 (928) 213-9626

Structural Engineer
 Hubbard Merrell Engineering
 1623 North First Street
 Flagstaff, AZ 86004
 (928) 526-6174

Mechanical/Plumbing Engineer
 Willis Consulting Engineering Inc.
 13531 West Keim Drive
 Litchfield Park, AZ 85340
 (602) 540-1934

Electrical Engineer
 Robert J. Wong, P.E.
 2948 Pebble Beach Drive
 Flagstaff, AZ 86004
 (928) 526-8540

Sheet Index

CS Cover Sheet/ Plot Plan
 A1 Site Plan
 A2 Floor Plans
 A3 Sections
 A4 Elevations
 A5 Architectural Specifications
 D1 Details

S1 General Structural Notes
 S2 Typical Details
 S3 Typical Details & Schedules
 S4 Plans & Schedules
 S5 Details

E1 Electrical Plans & Notes

Project Data

PROJECT ADDRESS:
 124 SQUIRE LANE
 TUSAYAN, AZ

OWNER:
 SQUIRE MOTOR, INC. INC.
 3021 FORDA
 LOT 482N
 TUSAYAN, AZ 86004

ZONING:
 TUSAYAN 020 OR PREZONING
 R-1

OCCUPANCY CLASSIFICATION:
 R-1

Occupancy Calculations

ELEVATOR ADDITION DOES NOT CHANGE THE OCCUPANT LOAD OF THE EXISTING BUILDING. ALL EXISTING EXITS SHALL REMAIN IN PLACE AND BE MAINTAINED AS SUCH.

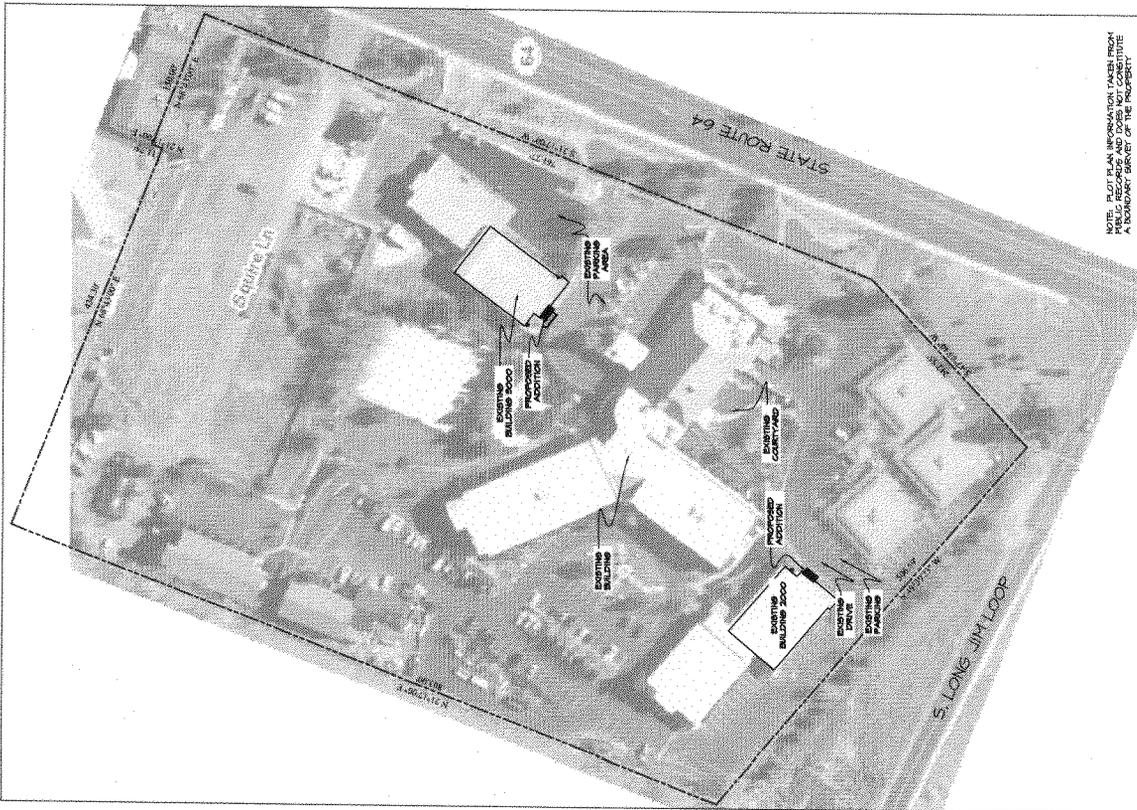
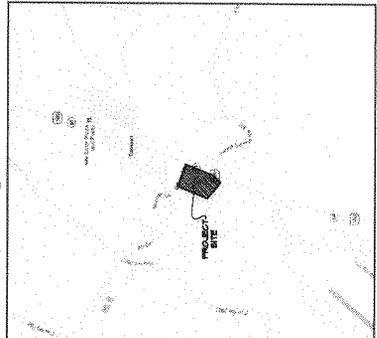
SCOPE OF WORK

DEVELOP MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS AND RISE TO ADD AN ELEVATOR TO EACH BUILDING.

CODES

2006 INTERNATIONAL BUILDING CODE (IBC)
 2006 INTERNATIONAL MECHANICAL CODE (IMC)
 2006 INTERNATIONAL PLUMBING CODE (IPC)
 2006 INTERNATIONAL FIRE CODE (IFC)
 2006 INTERNATIONAL ELECTRICAL CODE (IEC)
 AND CITY OF TUSAYAN ORDINANCES

Vicinity Map



NOTE: THIS PLAN IS AN APPROXIMATE REPRESENTATION OF THE PROPOSED ADDITION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

Plot Plan

1" = 60'-0"



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Issue Date
 FEBRUARY 04, 2015



Revisions

- 1
- 2
- 3
- 4

Grand Squire Inn
 Elevator Addition
 124 Squire Lane
 Tusayan, Arizona

Project Number
 201212

Drawing
 PLOT PLAN

Shapes & Forms
 ARCHITECTS, INC.

1823 West Heavenly Court
 Flagstaff, Arizona 86001
 (928) 213-9626 FAX
 www.shapes-forms.com

Sheet

CS

1 of 13

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GENERAL NOTES

1. VERIFY LOCATION OF UTILITIES WITH UTILITY COMPANIES PRIOR TO CONSTRUCTION. ALL UTILITIES SHALL BE PROTECTED. ALL UTILITY TRENCHES SHALL BE PROTECTED. ALL UTILITY TRENCHES SHALL BE PROTECTED. ALL UTILITY TRENCHES SHALL BE PROTECTED.
2. SEE CIVIL ENGINEERING DRAWINGS FOR ALL GRADING AND SLOPE. ALL GRADERS AWAY FROM BUILDING PER CIVIL ENGINEERING DRAWINGS.
3. SEE CIVIL ENGINEERING DRAWINGS FOR ALL GRADING AND SLOPE. ALL GRADERS AWAY FROM BUILDING PER CIVIL ENGINEERING DRAWINGS.
4. SEE CIVIL ENGINEERING DRAWINGS FOR ALL GRADING AND SLOPE. ALL GRADERS AWAY FROM BUILDING PER CIVIL ENGINEERING DRAWINGS.
5. SEE CIVIL ENGINEERING DRAWINGS FOR ALL GRADING AND SLOPE. ALL GRADERS AWAY FROM BUILDING PER CIVIL ENGINEERING DRAWINGS.
6. NO DRAINAGE OR RUNOFF WILL BE DIVERTED TO ADJACENT AREAS. ALL DRAINAGE OR RUNOFF SHALL BE DIVERTED TO ADJACENT AREAS.
7. ALL EXTERIOR LIGHTING SHALL COMPLY WITH THE CITY OF TUSAYAN, ARIZONA. ALL EXTERIOR LIGHTING SHALL COMPLY WITH THE CITY OF TUSAYAN, ARIZONA.
8. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES THAT ARE NOT TO BE RECLAIMED SHALL BE RESTORED TO A USABLE STATE OR LANDSCAPE.

Issue Date
FEBRUARY 04, 2015



Revisions

- 1
- 2
- 3
- 4

Grand Squire Inn
Elevator Addition
124 Squire Lane
Tusayan, Arizona

Project Number
201212

Drawing
SITE PLAN

Shapes & Forms
ARCHITECTS, INC.

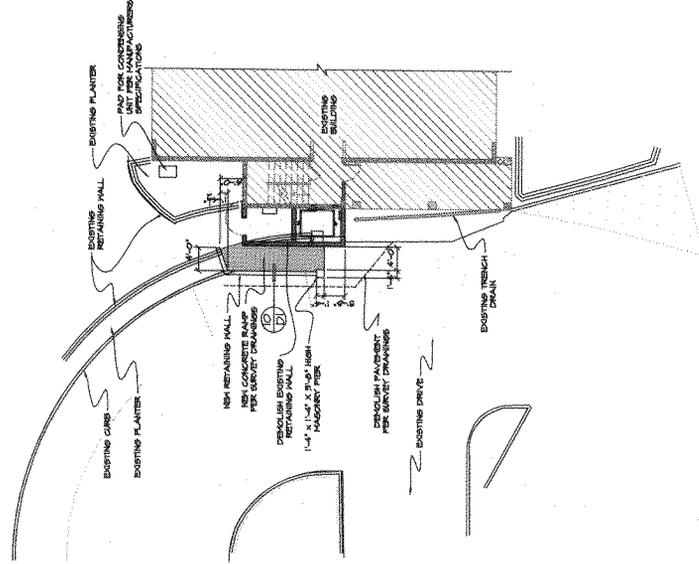
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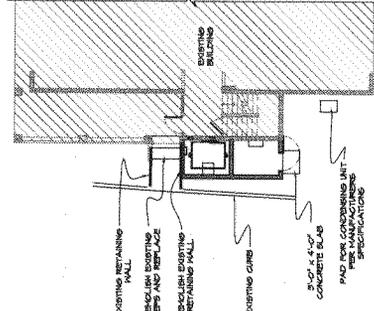
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2 of 13

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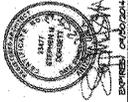
Building 3000



Building 2000

Site Plans
1" = 10'-0"

This drawing is the original submitted and approved by the City of Tusayan, Arizona. It is not to be used for any other project without the written consent of Shapes & Forms Architects, Inc.



Revisions

- 1
- 2
- 3
- 4

Grand Squire Inn
Elevator Addition
124 Squire Lane
Tusayan, Arizona

Project Number
201212

Drawing
ELEVATIONS

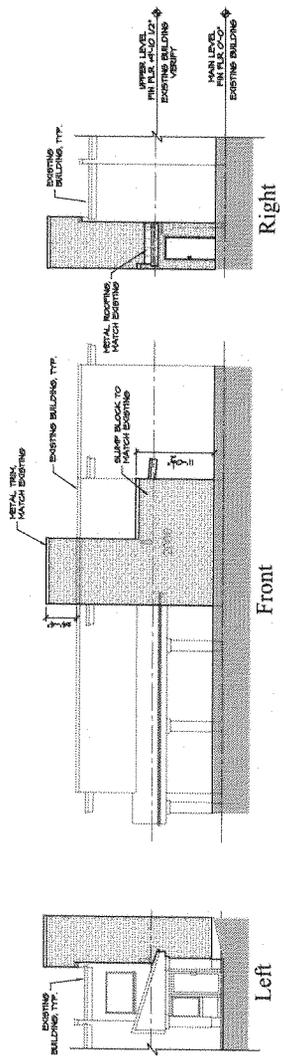
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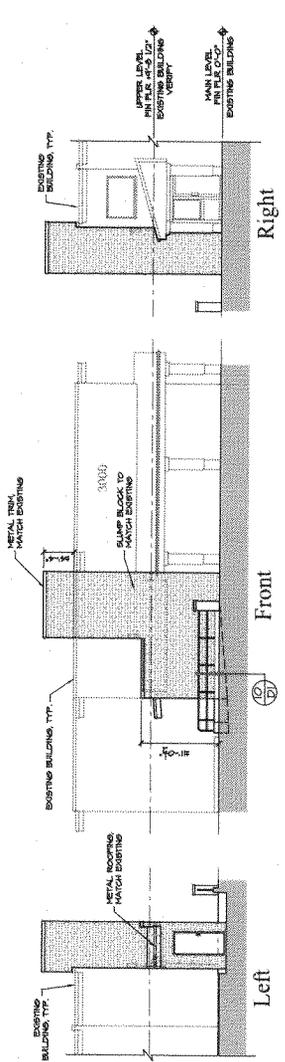
Elevations
1/8" = 1'-0"

5 of 13

The drawings in this project are prepared under the supervision of David J. Williams, P.E., License No. 12345, State of Arizona. The drawings are prepared by David J. Williams, P.E., License No. 12345, State of Arizona. The drawings are prepared by David J. Williams, P.E., License No. 12345, State of Arizona.



Building 2000



Building 3000